

030.0

0004

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

939,900 / 939,900

USE VALUE:

939,900 / 939,900

ASSESSED:

939,900 / 939,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 47 | | TUFTS ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|-----------------------------|---------|
| Owner 1: BASSO TODD & ANITA | |
| Owner 2: | |
| Owner 3: | |

| |
|---------------------------|
| Street 1: 47 TUFTS STREET |
| Street 2: |

| |
|---------------------|
| Twn/City: ARLINGTON |
| St/Prov: MA |
| Postal: 02474 |

| PREVIOUS OWNER |
|------------------------------|
| Owner 1: CUMMINGS JANICE M - |
| Owner 2: DISESSA LORRAINE - |
| Street 1: 47 TUFTS STREET |
| Twn/City: ARLINGTON |

| | |
|---------------|--------|
| St/Prov: MA | Cntry: |
| Postal: 02474 | Type: |

| NARRATIVE DESCRIPTION | |
|--|--|
| This parcel contains 4,865 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1939, having primarily Aluminum Exterior and 2288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms. | |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 4865 | | Sq. Ft. | Site | | 0 | 80. | 1.16 | 1 | | | | | | | | | 452,760 | | | | | | 452,800 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | | | User Acct | |
|------------------------------|-----------|----------------|------------|------------|-------------|--|--|--|--|-------------------|--|--|--|-----------|--|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | | | | | | | | | 21176 | |
| 104 | 4865.000 | 481,000 | 6,100 | 452,800 | 939,900 | | | | | GIS Ref | | | | | |
| | | | | | | | | | | GIS Ref | | | | | |
| | | | | | | | | | | Entered Lot Size | | | | | |
| | | | | | | | | | | Total Land: | | | | | |
| | | | | | | | | | | Land Unit Type: | | | | | |
| | | | | | | | | | | Insp Date | | | | | |
| | | | | | | | | | | 08/19/17 | | | | | |

| | |
|----------|----------|
| 12543! | |
| PRINT | |
| Date | Time |
| 12/10/20 | 17:56:08 |
| LAST REV | |
| Date | Time |
| 02/25/20 | 09:38:48 |

| |
|---------------------|
| Prior Id # 1: 21176 |
| Prior Id # 2: |
| Prior Id # 3: |
| Prior Id # 1: |
| Prior Id # 2: |
| Prior Id # 3: |
| ASR Map: |
| Fact Dist: |
| Reval Dist: |
| Year: |
| LandReason: |
| BldReason: |
| CivilDistrict: |
| Ratio: |

| SALES INFORMATION | | TAX DISTRICT | | PAT ACCT. | |
|-------------------|-----------|--------------|------------|-----------|------------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price |
| CUMMINGS JANICE | 1406-97 | | 10/14/2011 | | 547,600 |
| CUMMINGS JANICE | 1090-38 | | 1/3/1992 | | 1 No No A |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|--|--|--|----------------------|-----------|--------------|-----|---------|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | | | | | Date | Result | By | Name | | | | | | | | | |
| 7/7/2019 | 1005 | Redo Bat | 8,000 | C | | | | | | | | | 8/19/2017 | MEAS&NOTICE | HS | Hanne S | | | | | | | | | |
| 3/28/2017 | 329 | Rep.Chim | 2,800 | | | | | | | | | | 6/23/2014 | Info Fm Prmt | PC | PHIL C | | | | | | | | | |
| 2/14/2017 | 154 | Redo Kit | 21,800 | C | | | | | | | | | 1/14/2012 | MLS | EMK | Ellen K | | | | | | | | | |
| 6/3/2014 | 580 | Redo Bat | 13,200 | | | | | | | | | | 4/28/2009 | Measured | 163 | PATRIOT | | | | | | | | | |
| 12/21/2012 | 13 | Manual | 7,300 | C | | | | | | | | | 4/8/2000 | Inspected | 268 | PATRIOT | | | | | | | | | |
| 6/30/2012 | 684 | Demoliti | 6,000 | | | | | | | | | | 2/23/2000 | Measured | 263 | PATRIOT | | | | | | | | | |
| | | | | | | | | | | | | | 8/9/1993 | | AJS | | | | | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

